

**RESALE CERTIFICATE FOR PROPERTY SUBJECT TO MANDATORY
MEMBERSHIP IN AN OWNERS' ASSOCIATION**

Resale Certificate concerning the Property located at _____ (Street Address), City of _____, _____, County, Texas, and any Common Elements, prepared for the owners' association (the Association) by the Association's governing body (the Board).

- A. The Association does does not maintain a right of first refusal that restricts the right to transfer the Property.
- B. The current regular assessment for the Property is \$ _____ per _____.
- C. The current special assessment for the Property is \$ _____ per _____.
- D. Total amount to be collected at closing is \$ _____.
- E. The Association has approved capital expenditures of \$ _____ for the next 12 months.
- F. Reserves for capital expenditures are \$ _____.
- G. Unsatisfied judgments against the Association total \$ _____.
- H. There are _____ are not any suits pending against the Association. An explanation of each suit is attached. Exhibit B
- I. The Association does does not provide insurance coverage for the benefit of owners.
- J. The Board has knowledge has no knowledge of alteration or improvements to the Property or the Common Elements assigned to the Property or any portion of the Common Elements that violate any provision of the plat, by-laws or rules of the Association, or that constitute a material physical defect. Known violations or defects are: _____
- K. The Board has has not received notice from a governmental authority concerning violations of health or building codes with respect to the Property, the Common Elements assigned to the Property, or any other portion of the Common Elements. Notices received are: _____
- L. The Association transfer fee is \$ \$ transfer fee payable to Preferred Association Management Company _____ (Total owing to PAMco \$) Resale certificate fee of \$ is due upon receipt.
- M. The remaining term of any leasehold estate that affects the Property, the common Elements assigned to the Property, or any portion of the Common Elements is _____, and the provisions governing the extension or renewal of the lease are: _____.

ATTACHMENTS: (check appropriate boxes)

- | | |
|---|---|
| <input checked="" type="checkbox"/> Articles of Incorporation | <input checked="" type="checkbox"/> Income and Expenses Statement |
| <input checked="" type="checkbox"/> Balance Sheet | <input checked="" type="checkbox"/> Operating Budget(2012) |
| <input checked="" type="checkbox"/> By-Laws | <input checked="" type="checkbox"/> Restrictive Covenants |
| <input checked="" type="checkbox"/> Certificate of Insurance | <input checked="" type="checkbox"/> Rules and Regulations |
| | <input type="checkbox"/> Other: _____ |

NOTICE: The Certificate must be prepared no more than 90 days before the date it is delivered to Buyer.

Received: _____ Name of Owners' Association _____

Buyer _____ By: David Conner
_____ Title: Stone Ridge Mountain POA Board

Buyer _____ Mailing Address: PO Box 200145
Austin, TX 78720
Requested By: **Andrew Walls –Gracy Title** _____
(512)328-3596 Date: _____

Resale Certificate Dated
Stone Ridge Mountain
Round Mountain TX 78663

Exhibit "A"

The property has not been inspected by the Board of Directors or management, for additions to the property or exterior of the home, which might be in violation of the deed restrictions. Such violations could be, but are not limited to, spa, decks, satellite dishes, and other improvements that have been installed without receiving permission from the *Stone Ridge Mountain POA*.